

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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Small PHA Plan Update

Annual Plan for Fiscal Year Beginning in: 2002

**NEWULMEDA**

**NOTE: THIS PHA PLAN TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan Agency Identification

**PHA Name:** New Ulm Economic Development Authority

**PHA Number:** MN128

**PHA Fiscal Year Beginning:**(mm/yyyy) 07/2002

### PHA Plan Contact Information:

Name: David Schnobrich

Phone: 507-359-8233

TDD: 800 -627-3529

Email (if available): nueda@ci.new-ulm.mn.us

### Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:  
(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☒ Main administrative office of the local, county or State government
- ☒ Public library
- ☐ PHA website
- ☒ Other (list below)  
-Broadway Haus Apartments

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

### PHA Programs Administered :

- ☒ Public Housing and Section 8
- ☐ Section 8 Only
- ☐ Public Housing Only

**Annual PHA Plan****Fiscal Year 20 02**

[24 CFR Part 903.7]

**i. Table of Contents**

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

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## **ii. Executive Summary**

[24 CFR Part 903.79(r)]

At PHA option, provide a brief overview of the information in the Annual Plan

### **1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

**No changes planned**

### **2. Capital Improvement Needs**

[24 CFR Part 903.79(g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 74,722

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

#### **(1) Capital Fund Program 5 - Year Action Plan**

The Capital Fund Program 5 - Year Action Plan is provided as Attachment C

#### **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment B

**3.D Demolition and Disposition**

[24CFR Part 903.79(h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component; if "yes", complete one activity description for each development.)

## 2. Activity Description

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for _____ units <input type="checkbox"/> Public housing for _____ units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for _____ units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

#### **4. Voucher Homeownership Program**

[24CFR Part 903.79(k)]

- A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to next component; if "yes", describe each program using the table below (copy and complete questions for each program identified.)

#### **B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

#### **5. Safety and Crime Prevention: PHDEP Plan**

[24CFR Part 903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHA eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. ☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$\_\_\_\_\_ e

C. ☐ Yes ☐ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

## **6. Other Information**

[24CFR Part 903.79(r)]

### **A. Resident Advisory Board (RAB) Recommendations and PHA Response**

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

The New Ulm Economic Development Authority (Authority) administers the Section 8 Housing Choice Voucher Program and the Public Housing Program. Last year, the Authority prepared an Annual Plan for Fiscal Year 2001. One existing Resident Advisory Board (RAB) reviewed and commented on the Plan. This RAB represented the Broadway Haus Apartments, a 40 unit Public Housing project. The Broadway Haus Tenant's Council served as the RAB. Due to a lack of interest, there was no RAB for the Section 8 Program or the ten family units in the Public Housing Program. For Fiscal Year 2002, the Authority mailed letters to all participants in the Section 8 and Public Housing Programs notifying them of the date and time of a meeting to review the 2002 Annual Plan. Participants who could not attend the meeting were advised that copies of the Plan could be mailed to them or were available for review at the Housing Office. They were further advised that if a sufficient number of individuals expressed interest, a Resident Advisory Board would be established. They were directed to call the Housing Office if they had any questions on the Plan.

The meeting for participants in the Section 8 Housing Choice Voucher Program was scheduled for Monday, March 4, 2002 at 4:00 p.m. in the first floor meeting room in the New Ulm City Hall, 100 North Broadway, New Ulm, Minnesota. Four participants were present at this time. The Plan was reviewed with these individuals. Following this review, limited discussion and comment took place on the Plan. Those present did not recommend any changes or revisions to the Plan. They also decided that they did not want to serve as a Resident Advisory Board for the Section 8 Program. They agreed that the Authority should continue to notify all program participants of a meeting at which time the Plan would be reviewed with those present. The meeting ended at 4:50 p.m. The participant's comments are listed in Attachment F. One participant requested and was mailed a copy of the Plan.

The meeting for the residents of the ten family units in the Public Housing Program was scheduled for Tuesday, March 5, 2002 at 4:00 p.m. in the first floor meeting room in the New Ulm City Hall, 100 North Broadway, New Ulm, Minnesota. No residents of the family units were present at this time.

As noted earlier, the Broadway Haus Tenant's Council serves as the RAB for the Broadway Haus Apartments. All residents of the building were notified of the date and time of the meeting. Members of the Tenant's Council were provided copies of the Plan on March 4, 2002. A copy of the Plan was also placed in the building's Community Room. This RAB met on Wednesday, March 6, 2002 in the Community Room at the Broadway Haus Apartments, 300 North Broadway, New Ulm, Minnesota. The meeting was held from 9:45 a.m. to 10:30 a.m. and followed the regular monthly meeting of the Tenant's Council. Twenty-one of the building's forty residents were present at this time. There was limited discussion and

comment on the Plan. No changes or revisions to the Plan were recommended by the RAB or building residents. Comments made at the meeting are listed in Attachment F.

2. If yes, the comments are attached at Attachment F.

3. In what manner did the PHA address those comments? (select all that apply)

- ☐ The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included:  
☐ Yes ☐ No: below or  
☐ Yes ☐ No: at the end of the RAB Comments in Attachment \_\_\_\_.
- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment F.
- ☒ Other: (list below)

Due to changes in the Annual Plan, the Broadway Haus RAB met on Wednesday, July 3, 2002 in the Community Room at the Broadway Haus Apartments. The Plan modifications involved changes to the Capital Fund Program documents for fiscal year 2002, 2001 and 2000. The meeting was held from 9:40 A.M. to 9:58 A.M. and followed the regular meeting of the Broadway Haus Tenant's Council. A total of 21 residents were present at this time. There was very limited discussion and no comments on the Plan revisions. No changes or revisions to the Plan were recommended by the RAB or building residents.



## B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: State of Minnesota

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- ☐ Other: (list below)
  - a. Rehabilitation and maintenance of Public Housing units using 2001 CFP funds.
  - b. Initiate rehabilitation and maintenance of Public Housing units using 2002 CFP funds.
  - c. Target extremely very low - income renters through admission preferences.
  - d. Target homeless individuals through admission preferences.
  - e. Consult with the Resident Advisory Board regarding housing strategies.
  - f. Work with area employers, MHFA and Greater Minnesota Housing Fund to develop employer assisted housing program to increase homeownership for area workers.
  - g. Monitor the availability of decent, safe and affordable housing.

3. PHA Requests for support from the Consolidated Plan Agency

- ☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

- a. Serving extremely very low and very low - income renters.
- b. Serving homeless persons.
- c. Serving those with special needs.
- d. Strengthening a community's housing stock.
- e. Assisting in homeownership opportunities.
- f. Assisting in building housing capacity.
- g. Providing resources that support community development.

## C. Criteria for Substantial Deviation and Significant Amendments

### 1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

#### A. Substantial Deviation from the 5-year Plan:

See definition under Item B below.

#### B. Significant Amendment or Modification to the Annual Plan:

Definition of "Substantial Deviation" and "Significant Amendment or Modification"

1. General. For the purposes of the 5-Year and Annual Public Housing Agency Plan any substantial deviation or significant amendment or modification to the Plans will be subject to the review of the Resident Advisory Boards and full Public Hearing process requirements.
2. Definition. "substantial deviation" or "significant amendment or modification" shall mean any action taken by the Authority that changes or modifies:
  - a. Rent or admission policies or organization of the waiting list.
  - b. The Capital Fund Program plan either through the addition or deletion of items or projects from the list of planned activities or a change in use of replacement reserve funds under the Capital Fund provided the item or project exceeds \$25,000 in value.
  - c. Planned demolition or disposition, designation, home ownership programs or conversion activities.
3. Exceptions. Exception to this definition will be made for any of the above actions that are made to reflect a change in HUD regulatory requirements.

## **Attachment A**

### **Supporting Documents Available for Review**

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other residents services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Income Analysis of Public Housing Covered Developments	Required by PIH Notice 2001-26 (specify as needed)
X	Voluntary Conversion Required Initial Assessment	Required by PIH Notice 2001-26 (specify as needed)
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

<b>Annual Statement/Performance and Evaluation Report ATTACHMENT B</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CF P/CFPRHF) Part 1: Summary</b>					
<b>PHAName:</b>  <b>NEWULMEDA</b>		<b>Grant Type and Number</b> Capital Fund Program: MN46P12850102 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>  <b>2002</b>
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b>					
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$15,022			
10	1460 Dwelling Structures	\$39,700			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment	\$16,254			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$70,976			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				







## Capital Fund Program 5 - Year Action Plan/ATTACHMENT C

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information if information is included in the Capital Fund Program Annual Statement.

-wide physical or management improvements  
ation from Year One of the 5 - Year cycle, because this

CFP5 - Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
MN128	PHA Wide	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1. Replace Broadway Haus Hallway Carpet	\$10,000	2003/2004
2. Replace Broadway Haus Hallway Lighting	\$9,000	2003/2004
3. Replace Broadway Haus Water Softeners	\$10,000	2003/2004
4. Paint Broadway Haus Hallways and Community Areas	\$6,000	2003/2004
5. Replace Ten Family Unit Water Softeners	\$10,000	2003/2004
6. Renovate Broadway Haus Air Conditioning Sleeves	\$10,000	2003/2004
7. Replace Broadway Haus Front Steps	\$10,000	2003/2004
8. Family Unit Bathroom Improvements	\$15,000	2003/2004
9. Family Unit Site Improvements	\$25,000	2004/2005
10. Replace Three Family Unit Furnaces	\$8,000	2004/2005
11. Replace 35 Ranges	\$20,000	2004/2005
12. Replace 35 Refrigerators	\$21,000	2004/2005
13. Install New Bathroom Vanities in Family Units	\$8,000	2005/2006
14. Replace Broadway Haus windows	\$50,000	2005/2006
15. Renovate Broadway Haus Office	\$16,000	2005/2006
16. Renovate Broadway Haus Elevator	\$50,000	2006/2007
17. Family Unit Electrical Improvements	\$8,000	2006/2007
18. Renovate Community Room Kitchen	\$16,000	2006/2007
<b>Total estimated cost over next 5 years</b>	<b>\$302,000</b>	



## Required Attachment D: Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Allan C. Nelson

B. How was the resident board member selected: (select one)?

☐ Elected

☒ Appointed

C. The term of appointment is (include the date term expires): 6 years – 12/31/07 Subject to continued participation in either the Section 8 Housing Choice Voucher Program or the Public Housing Program.

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis

☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☐ Other (explain):

B. Date of next term expiration of a governing board member: 12/31/02

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Arnold J. Koelpin, Mayor

Appointment confirmed by the New Ulm City Council

## **Required Attachment E: Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

### Resident Advisory Board/Broadway Haus Apartments

Opal Nelson  
Brenda Kiehler  
Gloria Woitte  
Ruth Lietzau  
Betty Dormady  
Harvey Zupfer (Alternate)

## **Attachment F: Comments of Resident Advisory Board**

### Section 8 Meeting

Q. Are there programs available to assist program participants with the purchase of a home?

A. At the present time, the Authority does not administer a Section 8 Homeownership Program. The Authority does not have the staff resources and has limited experience with this type of program. There has also been no other expression of interest in such a program. The Authority will investigate other potential sources of financial assistance for homeownership and provide this information to this individual.

Q. What are flat rents?

A. A definition and explanation of flat rents was provided.

Q. What is the status of the sale of Sunset Apartments?

A. This matter is being reviewed by the Department of Housing and Urban Development.

Q. Why do program regulations fail to accommodate children who are away for college but come home on weekends, holidays and for the summer?

A. The determination of the amount of the payment standards for a family is based on the Authority's Administrative Plan, which must comply with the regulations established by the Department of Housing and Urban Development for the program.

Q. What is the current size of the program's waiting list?

A. Information provided.

### Broadway Haus RAB

Q. The Capital Fund Program's 5-Year Action Plan calls for the installation of new windows in year 2005/2006 at the Broadway Haus Apartments. Is \$50,000 sufficient funding to complete this project?

A. No. This project will take place in phases as funding is received for this work.

- Q. Will the carpet in existing units be replaced, and if so, how will this be accomplished?
- A. Carpet replacement within units is currently not part of the 5 -Year Capital Fund Program. Carpet replacement would be funded through the Annual Operating Budget and would be done on an "as needed" basis.
- Q. Which units will receive new stoves and refrigerators?
- A. The oldest appliances in the building will be replaced first.
- Q. Will the atrium window in the Community Room be replaced with a roof?
- A. The Authority is currently evaluating the cost and feasibility of replacing the ceiling windows with a roof.
- Q. Is it possible that the Authority could lose its Capital Fund monies for failing to complete the projects on time?
- A. The Authority will obligate and expend the funding as prescribed by HUD regulations.

**Required Attachment G: Voluntary Conversion Required Initial Assessments.**

- a. How many of the PHA's developments are subject to the Required Initial Assessments?**

Ten of the fifty units in the program are available for general occupancy.

- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?**

Forty of the fifty units in the program are available for elderly or disabled families.

- c. How many Assessments were conducted for the PHA's covered developments?**

One

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:**

Development Name

Number of Units

None

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:**

Assessment Completed



<b>Annual Statement/Performance and Evaluation Report ATTACHMENT H</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b> NEWULMEDA		<b>Grant Type and Number</b> Capital Fund Program: MN46P12850100 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:     )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations		\$64,580	\$64,580	\$64,580
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		\$1,260	\$1,260	\$1,260
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$73,249	\$7,409	\$7,409	\$7,409
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Modified for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$73,249	\$73,249	\$73,249	\$73,249
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				



## Annual Statement/Performance and Evaluation Report

**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)**

## Part II: Supporting Pages

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Annual Statement/Performance and Evaluation Report				ATTACHMENT I	
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName:  NEWULMEDA		Grant Type and Number Capital Fund Program: MN46P12850101 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant:  2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2001 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$7,100	\$7,100	\$0	\$0
10	1460 Dwelling Structures	\$67,622	\$57,622	\$0	\$0
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment		\$10,000	\$0	\$0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$74,722	\$74,722	\$0	\$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

**Annual Statement of Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

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## Annual Statement/Performance and Evaluation Report

**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)**

## Part III: Implementation Schedule

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